



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** April 21, 2022  
**Project:** Livano Town Madison (Site Plan 2022-008)  
**Applicant:** LIV Development  
**Property Owner:** Old Town II, LLC  
**Location:** 170 Graphics Drive (South of Graphics Drive, East of Wall-Triana Highway)

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### Request Summary

This is a request for a site plan for a 316-unit multi-family development on 12.49 acres in the Intergraph North Campus Subdivision.



### Recommendation

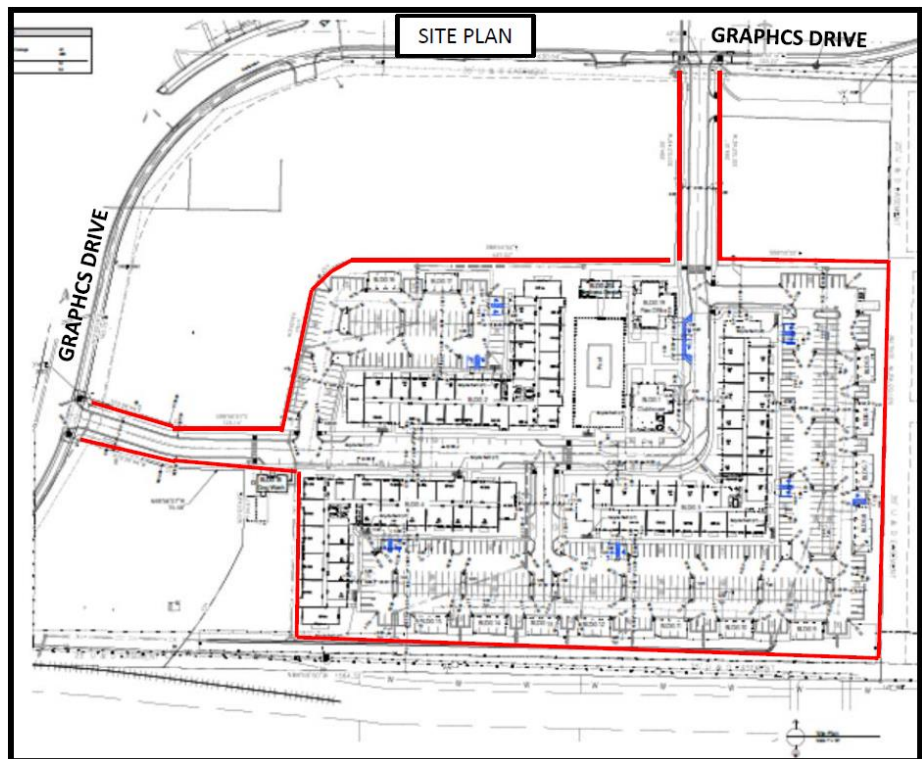
Motion to:

“Approve the Site Plan for Livano Town Madison (SP2022-008) with contingencies.”

## **Project Request**

This is a site plan for an apartment project with 316 units. The breakdown of units by number of bedrooms is in the table below. The project will include such amenities as a clubhouse, flex office space, a business center, swimming pool, bike storage, and a dog wash area. The project consists of 20 buildings. Buildings 2, 3, 4 contain 303 residential units and will be four stories in height. Buildings 5-17 are two stories and located on the periphery of the site, with individual garage spaces that may be rented on the ground floor and one unit in each building on the second floor, for a total of 13 units in these buildings. The remaining buildings, such as the clubhouse and business center will be one story.

UNIT TYPE	NO.
1 bedroom	143
2 bedroom	150
3 bedroom	23



The project includes 520 parking spaces (40 in the garages and 480 surface spaces). The internal streets will be privately maintained but will allow for public vehicles. Landscaping will be provided throughout the project site.

## **General Information**

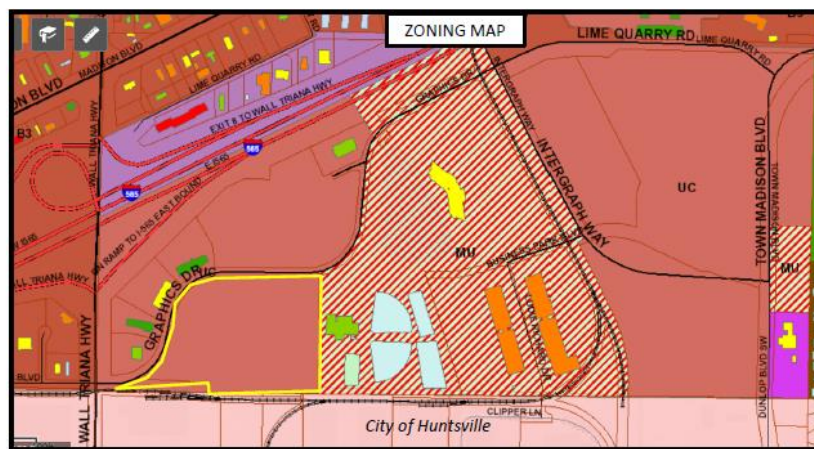
### **Background:**

A Certified Plat for Intergraph North Campus, Phase 7 has been submitted for consideration by the Planning Commission at the April meeting. Proposed Lot D depicted on the plat represents the subject property. See the staff report for that project for more details.

On April 11, 2022 the City Council approved a text amendment to the Zoning Ordinance designating the Planning Commission as having approval authority over site plans with multi-family units. The text amendment becomes effective on April 20, 2022.

## Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	M (Manufacturing)	UC (Urban Center)	Undeveloped
North of Subject Property (across Graphics Drive)	M	UC	Hotel
East of Subject Property	M	MU (Mixed Use)	Hexagon recreational facility
South of Subject Property (across the railroad)	M	City of Huntsville	Industrial
West of Subject Property (across Graphics Drive)	M	UC	Convenience Store/Gas Station and hotel



## Conformance with Long Range Plans:

1. Future Land Use Map  
The future land use map designates the subject property with the land use category of Manufacturing. This category is not consistent with the underlying zoning of UC. The Future Land Use Map has not been revised to reflect current land use patterns.
2. West Side Master Plan. Not Applicable
3. Growth Plan  
The property is in the I-565 Corridor Key Development Area. The Plan recommends that this area has potential for a small commercial node. This area is developing as such with three hotels, a gas station and a convenience store.
4. Parks & Recreation Master Plan. Not Applicable

## Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

### Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

### Analysis

The Livano Town Madison is the latest residential community to be proposed for Town Madison. It will create a consumer base for the commercial establishments in the general area. This helps realize one goal for mixed use developments like Town Madison by providing an environment that allows for easy access to work, shopping and entertainment, making access possible by walking, biking or a short commute in the car. The overall density of the project is approximately 25 units per acre; 45 percent of the units are one bedroom units and 47 percent are two bedroom units.

The Master Plan that was approved for the Intergraph (now Hexagon) campus in 2015, envisioned commercial uses on the subject parcel; however, the zoning of the property allows for the proposed project.



### Attachments

1. Recommended Technical Review Committee Contingencies for Livano Town Madison/Site Plan
2. Site Plan dated and received April 13, 2021  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Livano Town Madison Site Plan

Planning Department

1. Verify parking space counts.

Engineering Department

1. Need ADEM approval for proposed underground storm water storage.
2. A copy of the ADEM permit is required before site plan will be signed.

Fire Department

1. Group 3 FDCs in the Island across from the Hydrant in front of building 13 and have 2 FDCs with the Hydrant.